073.0	0002	0016.H	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,300 / 949,300
					USE VALUE:	949,300 / 949,300
					ASSESSED:	949,300 / 949,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BLUEBERRY HILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHANG ZHIJUN & XU PENG
Owner 2:	
Owner 3:	
Street 1:	2 BLUEBERRY HILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONLEY JOSEPH K-JEANETTE D -
Owner 2:	-
Street 1:	2 BLUEBERRY HILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1978, having primarily Clapboard Exterior and 3702 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9052.000	465,200		484,100	949,300
Total Card	0.208	465,200		484,100	949,300
Total Parcel	0.208	465,200		484,100	949,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 256.44 | /Parcel: 256.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46382

GIS Ref

GIS Ref

Insp Date 12/10/08

!6162!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0016.H

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	465,200	0	9,052.	484,100	949,300		Year end	12/23/2021
2021	101	FV	451,400	0	9,052.	484,100	935,500		Year End Roll	12/10/2020
2020	101	FV	451,400	0	9,052.	484,100	935,500	935,500	Year End Roll	12/18/2019
2019	101	FV	360,900	0	9,052.	449,500	810,400	810,400	Year End Roll	1/3/2019
2018	101	FV	360,900	0	9,052.	449,500	810,400	810,400	Year End Roll	12/20/2017
2017	101	FV	360,900	0	9,052.	394,200	755,100	755,100	Year End Roll	1/3/2017
2016	101	FV	360,900	0	9,052.	359,600	720,500	720,500	Year End	1/4/2016
2015	101	FV	360,900	0	9,052.	318,100	679,000	679,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:25:30

LAST REV

Date	Time
09/21/11	15:01:14
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLEY JOSEPH K	54688-536		5/14/2010		665,000	No	No		
	13629-428		1/1/1979		80,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2010	255	Manual	3,500					REPLACE PAR T OF G

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2008	Meas/Inspect	163	PATRIOT
10/17/1999	Inspected	264	PATRIOT
10/14/1999	Measured	264	PATRIOT
5/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9052		Sq. Ft.	Site		0	70.	0.76	12									484,095						484,100	

Total AC/HA:	0.20781	Total SF/SM:	9052	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,095	Spl Credit		Total:	484,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09341216
Const Adj.:	1.00289965
Adj $ / SQ:	142.556
Other Features:	129198
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620276
Depreciation:	155069
Depreciated Total:	465207

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	1

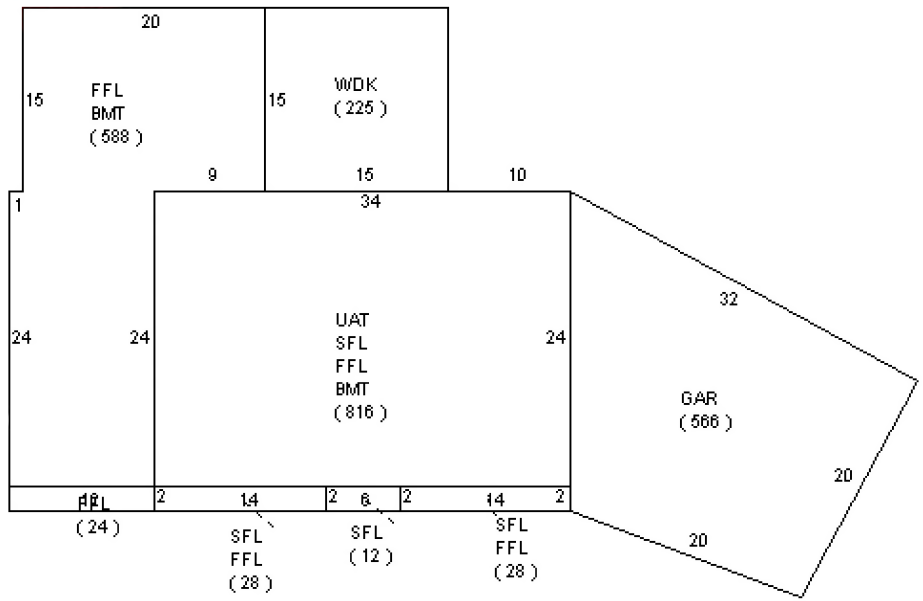
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.56
Special Features:	0	Val/Su Net:	97.59
Final Total:	465200	Val/Su SzAd	196.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,484	142.560	211,553
BMT	Basement	1,404	91.520	128,495
SFL	Second Floor	884	142.560	126,019
GAR	Garage	566	19.470	11,022
WDK	Deck	225	10.470	2,357
UAT	Upper Attic	204	57.020	11,633

Net Sketched Area:	4,767	Total:	491,079

Size Ad	2368	Gross Area	5379	FinArea	3702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	95	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

073.0-0002-0016.H

IMAGE

AssessPro Patriot Properties, Inc